108.0	0002	0029.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 885,000 / 885,000
					USE VALUE: 885,000 / 885,000
					ASSESSED: 885,000 / 885,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
398		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAQUIDARA KATHLEEN M
Owner 2:	
Owner 3:	
Street 1:	398 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAQUIDARA ROBERT/ETAL -
Owner 2:	LAQUIDARA KATHLEEN M -
Street 1:	398 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,123 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 3450 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10123.000	377,700	700	506,600	885,000
Total Card	0.232	377,700	700	506,600	885,000
Total Parcel	0.232	377,700	700	506,600	885,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 256.52 | /Parcel: 256.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 69133
GIS Ref:
GIS Ref:
Insp Date: 10/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	377,900	700	10,123.	506,600	885,200	885,200	Year End Roll	12/18/2019
2019	101	FV	292,900	800	10,123.	506,600	800,300	800,300	Year End Roll	1/3/2019
2018	101	FV	292,900	800	10,123.	434,200	727,900	727,900	Year End Roll	12/20/2017
2017	101	FV	292,900	800	10,123.	405,300	699,000	699,000	Year End Roll	1/3/2017
2016	101	FV	292,900	800	10,123.	347,400	641,100	641,100	Year End	1/4/2016
2015	101	FV	291,500	800	10,123.	311,200	603,500	603,500	Year End Roll	12/11/2014
2014	101	FV	291,500	800	10,123.	288,000	580,300	580,300	Year End Roll	12/16/2013
2013	101	FV	291,500	800	10,123.	274,600	566,900	566,900		12/13/2012

!8492!

PRINT

Date	Time
12/10/20	23:03:53

LAST REV

Date	Time
06/05/19	14:58:35

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8492

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAQUIDARA ROBER	72562-171	1	5/6/2019	Estate/Div	99	No	No		
CARILLI CHARLES	25260-581		3/31/1995		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	69133
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2002	436	Addition	60,000	C		G4	GR FY04	NEW GARAGE/SUITE A
4/30/2002	333	Redo Bas	8,000	C		G4	GR FY04	SHEETROCK BASEMENT
8/5/1996	361	Redo Kit	4,200					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
6/15/2009	Measured	189	PATRIOT
10/24/2000	Hearing Chag	201	PATRIOT
10/27/1999	Meas/Inspect	256	PATRIOT
2/8/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10123		Sq. Ft.	Site		0	70.	0.71	4									506,585						506,600	

Total AC/HA: 0.23239 | Total SF/SM: 10123 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 506,585 | Spl Credit | Total: 506,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.07544565
Const Adj.:	0.99000001
Adj $ / SQ:	101.146
Other Features:	98460
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463988
Depreciation:	86302
Depreciated Total:	377686

COMMENTS

1 FPL NON-FUNC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	1996
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

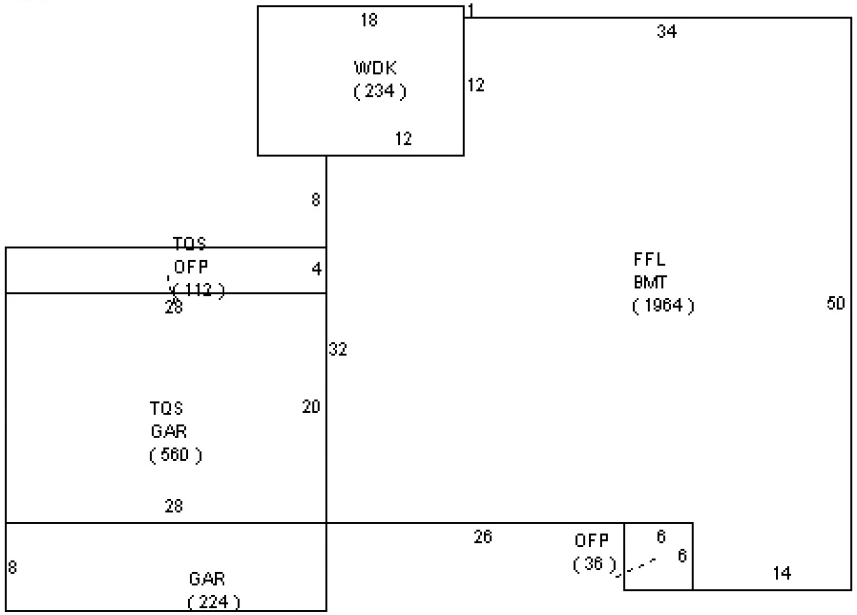
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	101.15
Special Features:	0	Val/Su Net:	67.47
Final Total:	377700	Val/Su SzAd	153.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,964	48.550	95,352
FFL	First Floor	1,964	101.150	198,650
GAR	Garage	784	18.010	14,117
TQS	3/4 Story	504	101.150	50,977
WDK	Deck	234	10.170	2,380
OFP	Open Porch	148	27.370	4,051

Net Sketched Area:	5,598			Total:	365,527
Size Ad	2468	Gross Are	5766	FinArea	3450

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	7X18	G	AV	2005	6.53	T	11.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700